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17-JUN-2026

APPLICATION REF

A007048358

MINOR CHANGE: PROPOSED CHILDCARE



ADDRESS: 675 SEVENTEEN MILE ROCKS RD, SINNAMON PARK, QLD 4073
LOT: LOT 01 RP114727
AREA: 1,012m²
CLIENT: GSEJ DEVELOPMENT



ZARCHITECTS™

CLIENT
GSEJ DEVELOPMENT

PROJECT
675 SEVENTEEN MILE ROCKS RD, SINNAMON
PARK, QLD, 4073

TRUE NORTH

PROJECT NORTH

SCALE (A3)

DRAWING NUMBER
DA-0.00

STATUS
DA RFI

DATE
19.05.2026

DRAWING
COVER SHEET

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DEVELOPMENT SUMMARY

ADDRESS: 675 SEVENTEEN MILE ROCKS RD,
SINNAMON PARK, QLD 4073
LOT: LOT 01 RP114727
AREA: 1012m²

DEEP PLANTING:
11.1% (112.7m²) COMPLIANT
DEEP PLANTING
11.8% (119.6m²) FUNCTIONAL
DEEP PLANTING

**TOTAL DEEP
PLANTING OUTCOME:
(FUNCTIONAL + COMPLIANT)** 22.9% (232.3m²)

CHILDCARE:
80 TOTAL PLACEMENTS

15 PARKINGS
54% = 8 STAFF PARKING (2.4m x 5.4m MINIMUM)
46% = 7 DROP-OFF PARKING (2.6m x 5.4m MINIMUM)

GROUND FLOOR:
ACTIVITY ROOM 01 32.9m² 10 PLACEMENTS (10 x 3.25m²)
ACTIVITY ROOM 02 71.9m² 22 PLACEMENTS (22 x 3.25m²)
ACTIVITY ROOM 03 36.0m² 11 PLACEMENTS (11 x 3.25m²)

OUTDOOR PLAY AREA REQ. 301² 43 PLACEMENTS (43 x 7m²)

LEVEL 01:
ACTIVITY ROOM 04 44.7m² 13 PLACEMENTS (13 x 3.25m²)
ACTIVITY ROOM 05 78.7m² 24 PLACEMENTS (24 x 3.25m²)

OUTDOOR PLAY AREA REQ. 259m² 37 PLACEMENTS (37 x 7m²)

**GFA (GROSS FLOOR AREA INCLUDING FOYERS AND
AMENITIES) AND IMPERVIOUS ROOFED STRUCTURES,
HARDSTANDS AND OTHER IMPERVIOUS AREAS:**

BASEMENT
GFA: -
IMPERVIOUS/ HARDSTAND/ OTHER: 628m²

GROUND FLOOR
GFA: 243m²
IMPERVIOUS/ HARDSTAND/ OTHER: 434m²

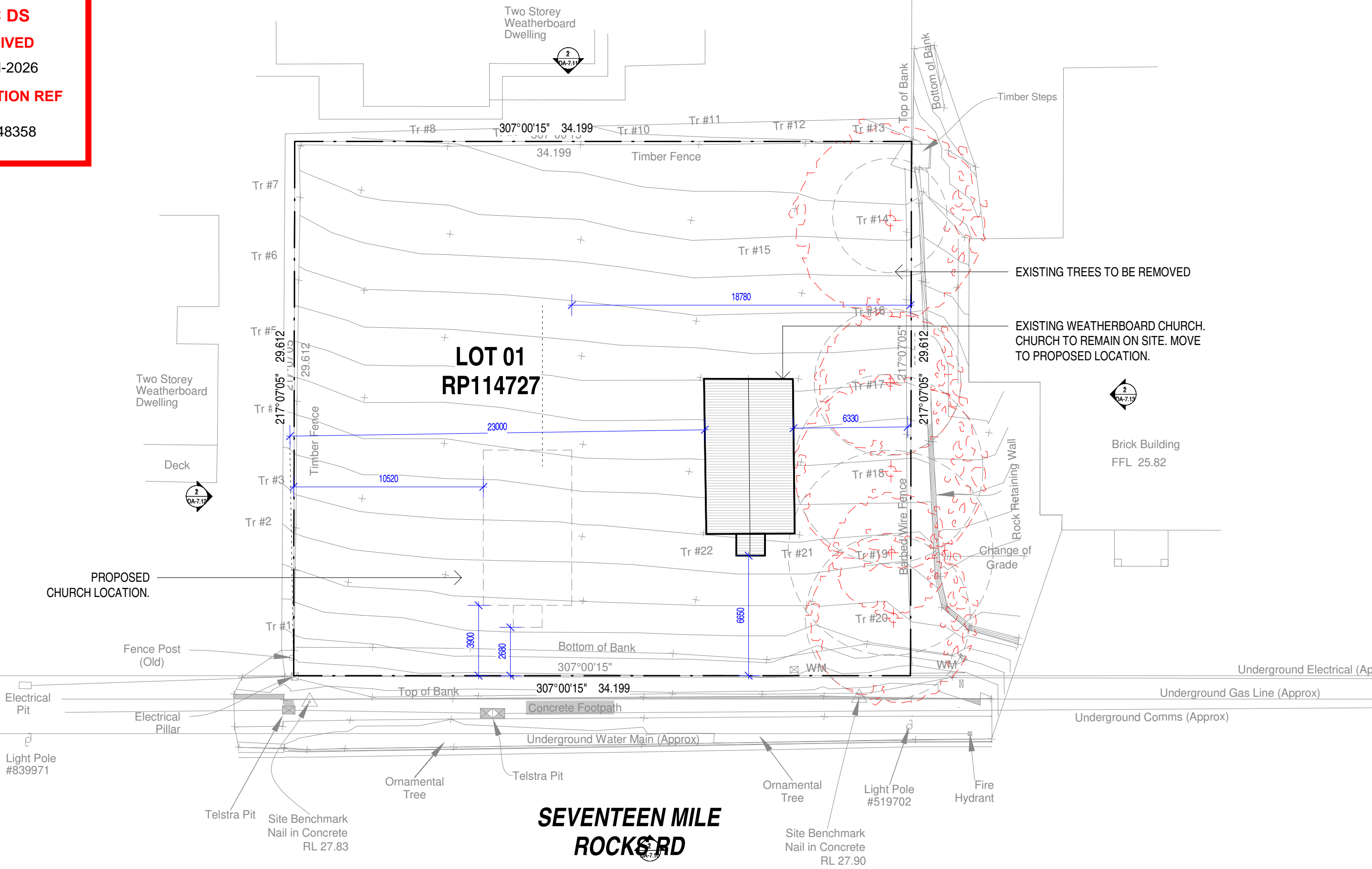
LEVEL 01
GFA: 188m²
IMPERVIOUS/ HARDSTAND/ OTHER: 280m²

GFA TOTAL: 431m²
IMPERVIOUS/ HARDSTAND/ OTHER TOTAL: 1,413m²

SITE COVER:
GROUND FLOOR: SITE COVER: 61% (612m²/1012m²)
LEVEL 01: SITE COVER: 50% (508m²/1012m²)



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PROPOSED CHURCH LOCATION.

EXISTING TREES TO BE REMOVED

EXISTING WEATHERBOARD CHURCH. CHURCH TO REMAIN ON SITE. MOVE TO PROPOSED LOCATION.

SEVENTEEN MILE ROCKS RD

1 EXISTING SITE PLAN
 1 : 200

DEVELOPMENT SUMMARY

BASEMENT PARKING:

15 PARKINGS
(8 x STAFF, 7 x DROP-OFF)

GROUND FLOOR:

43 PLACEMENTS
OUTDOOR PLAY:
304m²

LEVEL 01:

37 PLACEMENTS
OUTDOOR PLAY: 262m²

TOTAL PLACEMENTS:

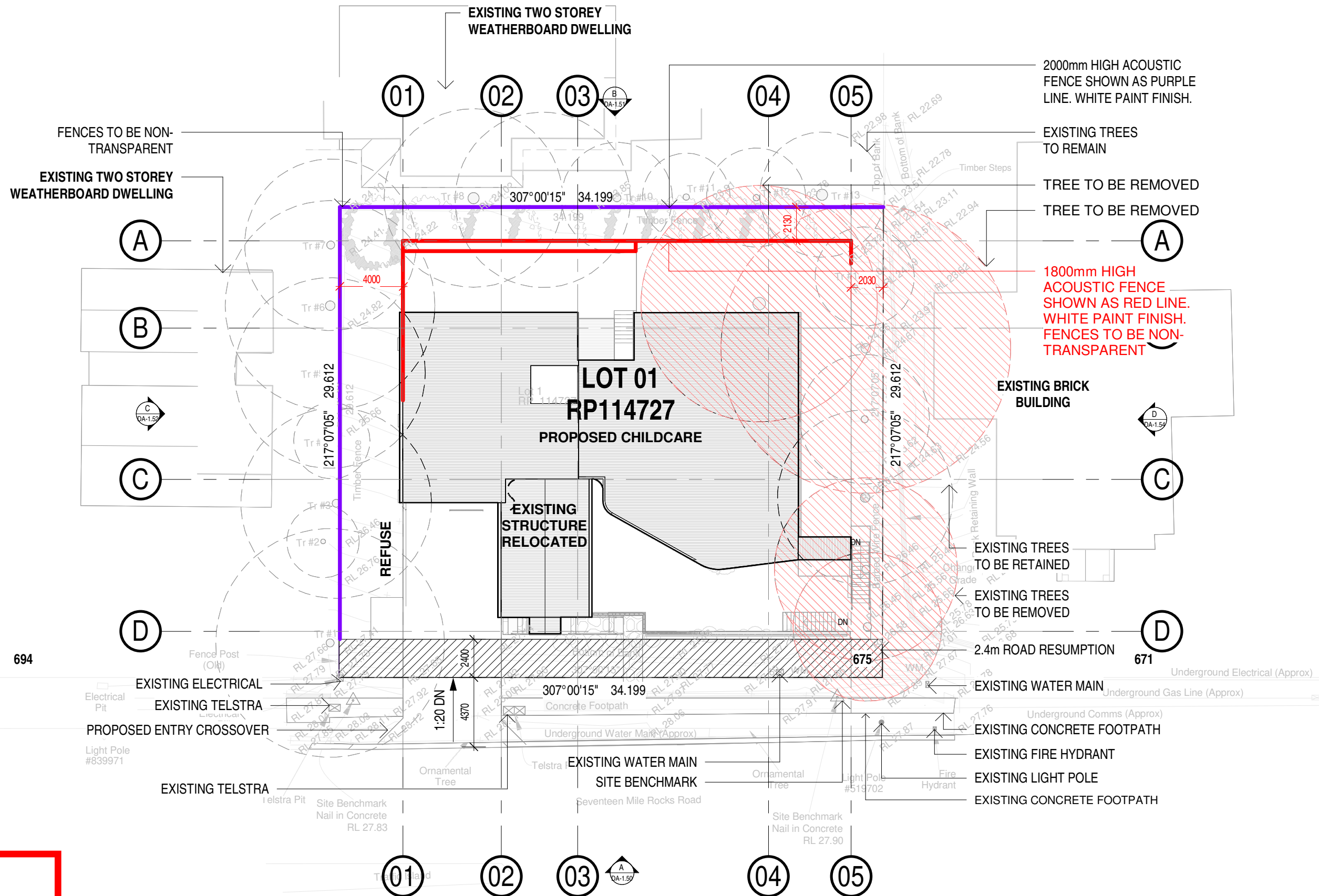
80

COMPLIANT DEEP

PLANTING: 112m²

FUNCTIONAL DEEP

PLANTING: 119m²



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PROPOSED LANDSCAPING TO LANDSCAPE ARCHITECT'S DETAILS

FENCES TO BE NON-TRANSPARENT

2000m HIGH ACOUSTIC FENCE SHOWN AS PURPLE LINE. DOUBLE LAPPED AND CAPPED. WHITE PAINT FINISH

A

B

C

D

A

B

C

D

COMPLIANT DEEP PLANTING ZONE

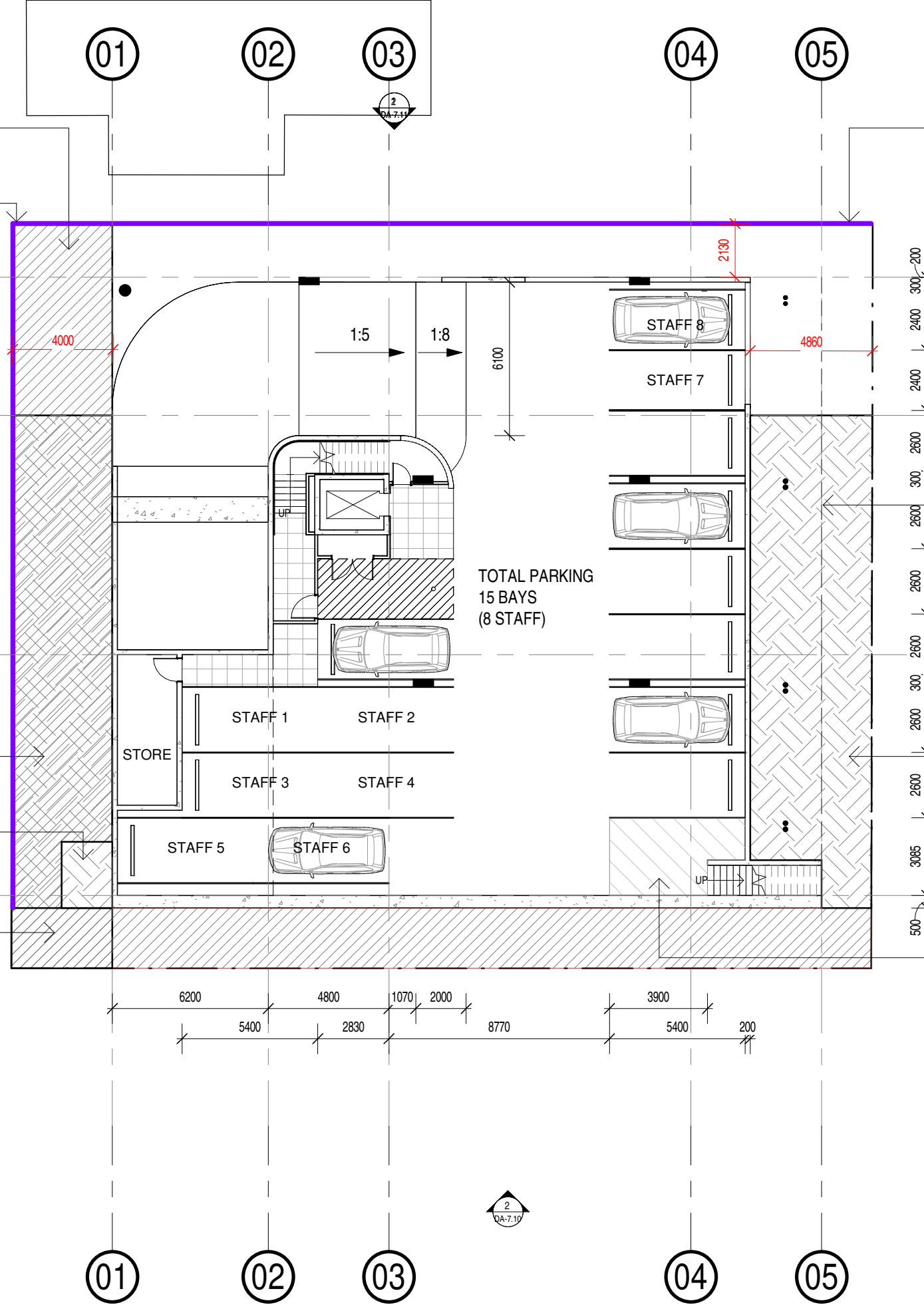
BIN STORE ABOVE

2.4m ROAD DEDICATION

LINE OF BUILDING ABOVE

FUNCTIONAL DEEP PLANTING ZONE

TURN AROUND ZONE



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SCALE (A3)
1 : 200

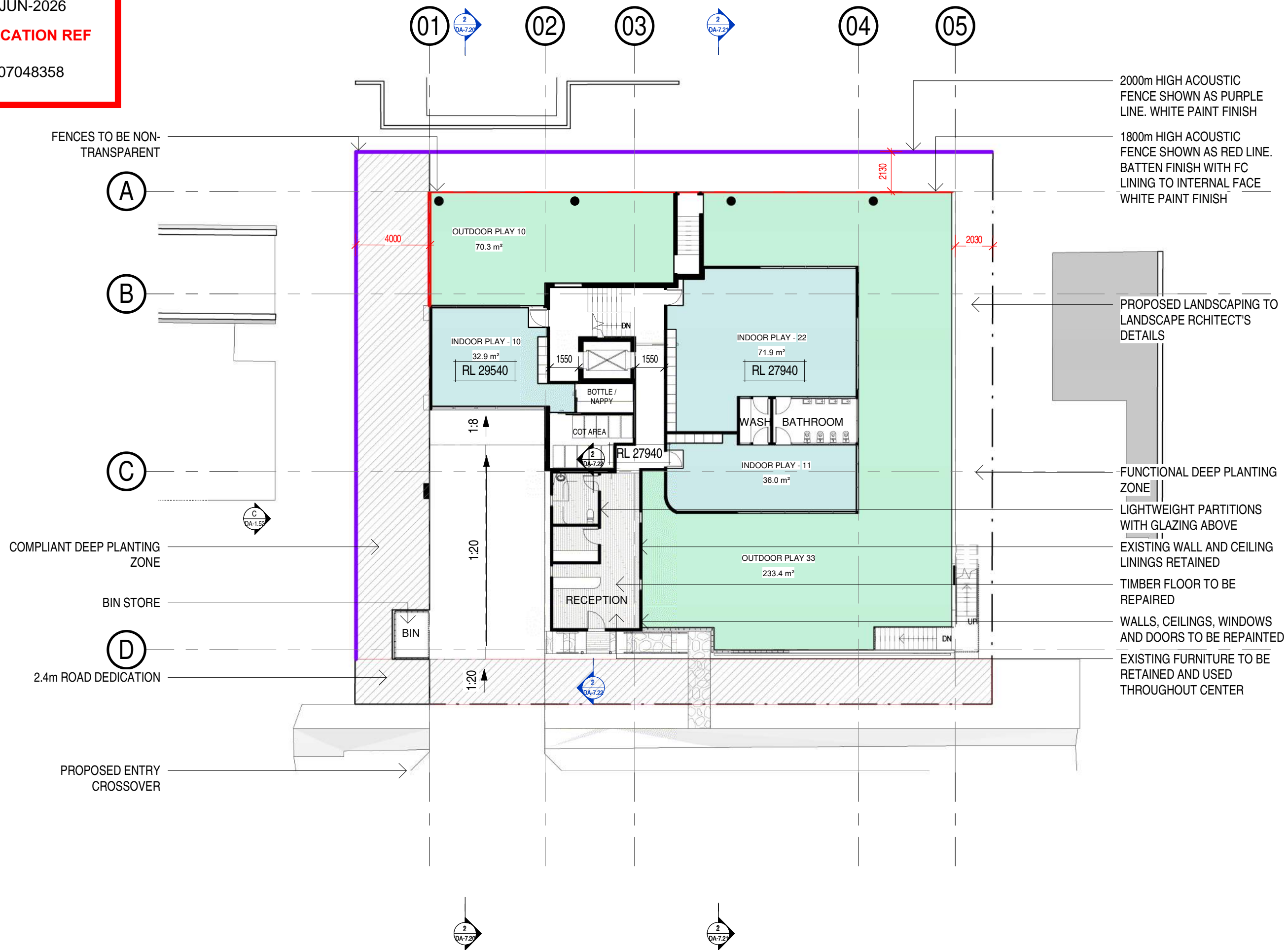
DRAWING NUMBER
DA-1.01

STATUS
DA RFI

DATE
19.05.2026

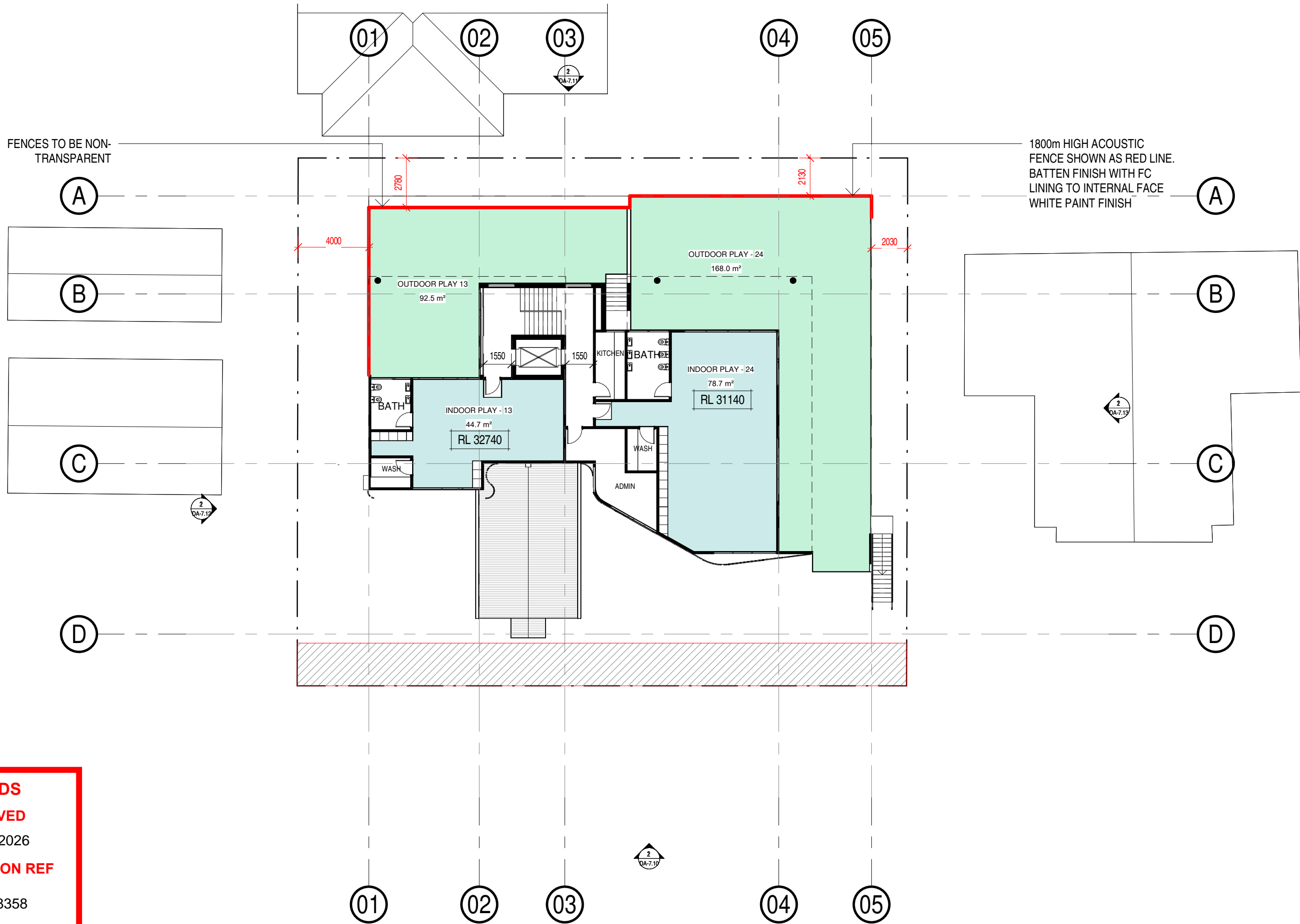
DRAWING
GA BASEMENT PLAN

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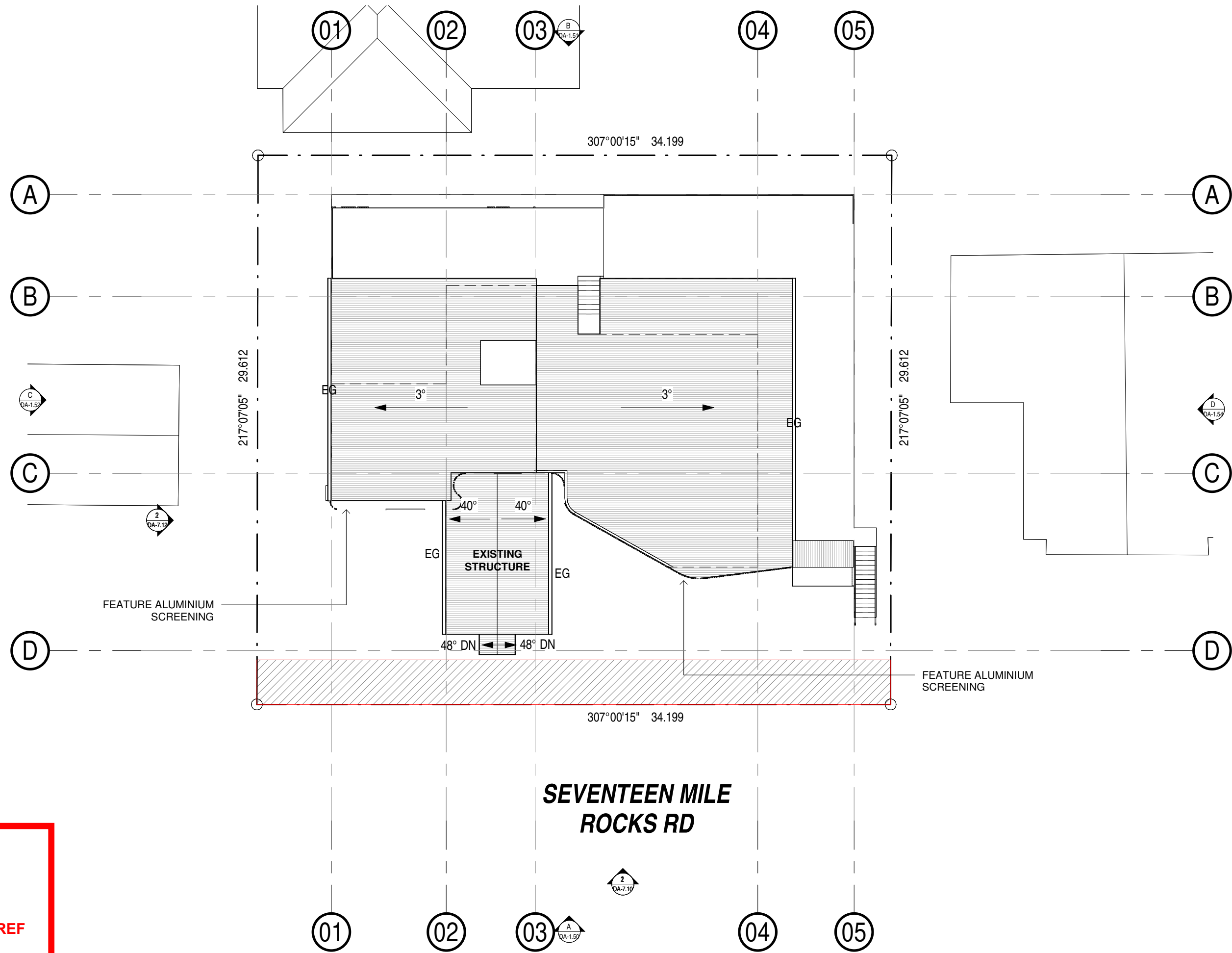


- 2000m HIGH ACOUSTIC FENCE SHOWN AS PURPLE LINE. WHITE PAINT FINISH
- 1800m HIGH ACOUSTIC FENCE SHOWN AS RED LINE. BATTEN FINISH WITH FC LINING TO INTERNAL FACE WHITE PAINT FINISH
- PROPOSED LANDSCAPING TO LANDSCAPE ARCHITECT'S DETAILS
- FUNCTIONAL DEEP PLANTING ZONE
- LIGHTWEIGHT PARTITIONS WITH GLAZING ABOVE
- EXISTING WALL AND CEILING LININGS RETAINED
- TIMBER FLOOR TO BE REPAIRED
- WALLS, CEILINGS, WINDOWS AND DOORS TO BE REPAINTED
- EXISTING FURNITURE TO BE RETAINED AND USED THROUGHOUT CENTER

- FENCES TO BE NON-TRANSPARENT
- (A)
- (B)
- (C)
- COMPLIANT DEEP PLANTING ZONE
- BIN STORE
- (D)
- 2.4m ROAD DEDICATION
- PROPOSED ENTRY CROSSOVER



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SCALE (A3)
1 : 200

DRAWING NUMBER
DA-1.04

STATUS
DA RFI

DATE
19.05.2026

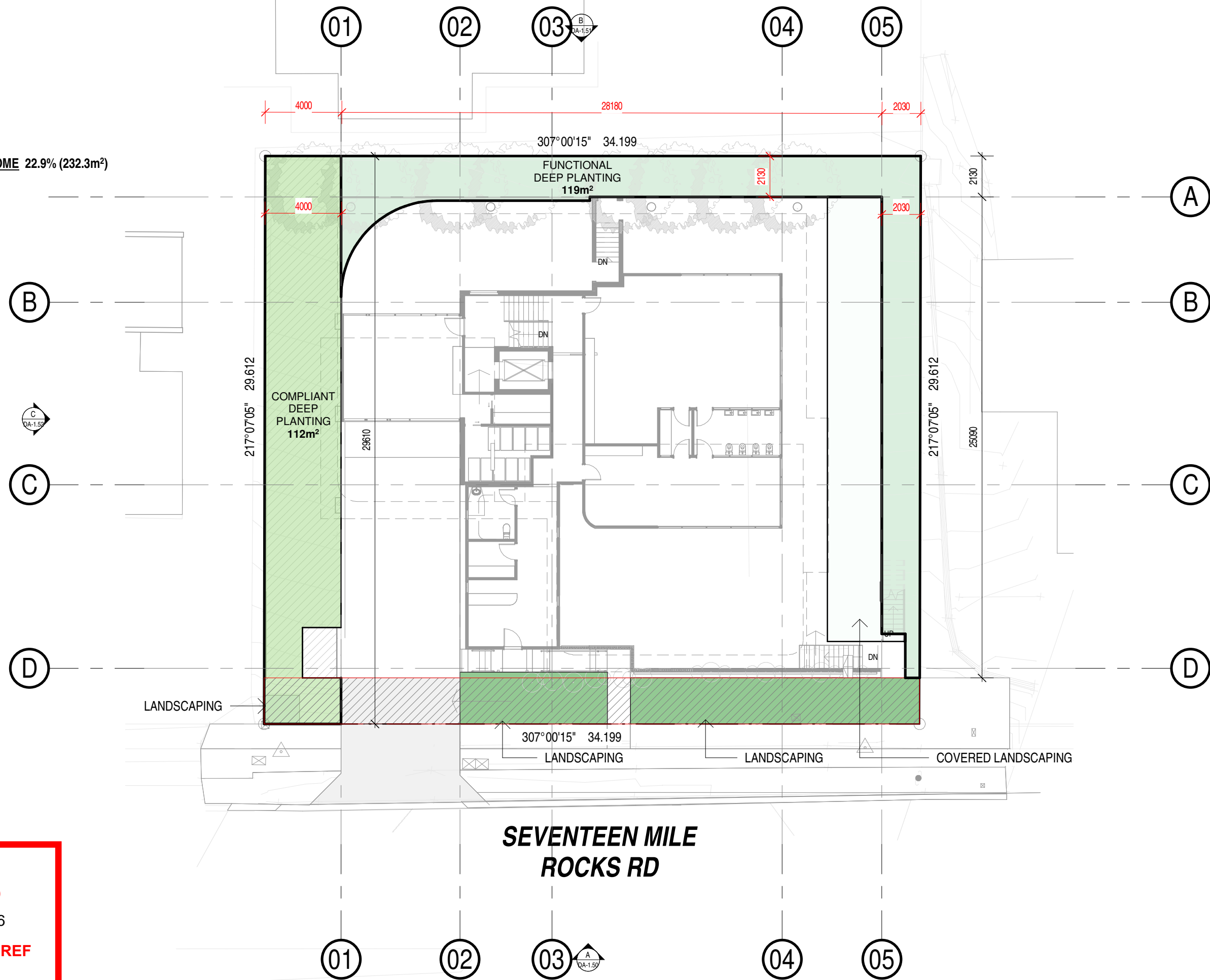
DRAWING
ROOF PLAN

LEGEND

11.1% (112.7m²) COMPLIANT DEEP PLANTING

11.8% (119.6m²) FUNCTIONAL DEEP PLANTING

TOTAL DEEP PLANTING OUTCOME 22.9% (232.3m²)



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TRUE NORTH



PROJECT NORTH



SCALE (A3)
1 : 200

DRAWING NUMBER
DA-1.25

STATUS
DA RFI

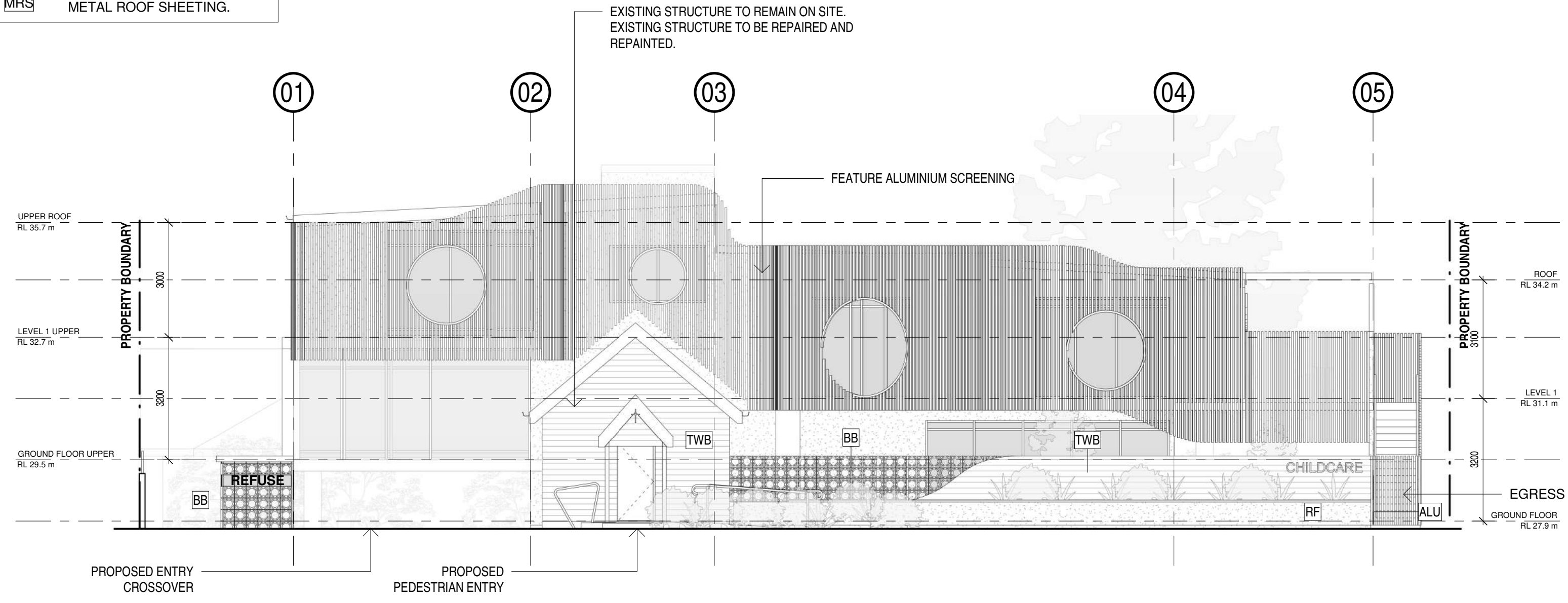
DATE
19.05.2026

DRAWING
DEEP PLANTING PLAN

MATERIAL LEGEND - ELEVATIONS

- ALU** POWDERCOATED ALUMINIUM BATTEN SCREENING. WHITE FINISH.
- CONC** CONCRETE FINISH.
- RF** WHITE RENDER FINISH.
- TWB** TIMBER WEATHERBOARD. WHITE FINISH.
- BB** AUSTRAL BREEZE BLOCK. PORCELAIN.
- MRS** METAL ROOF SHEETING.

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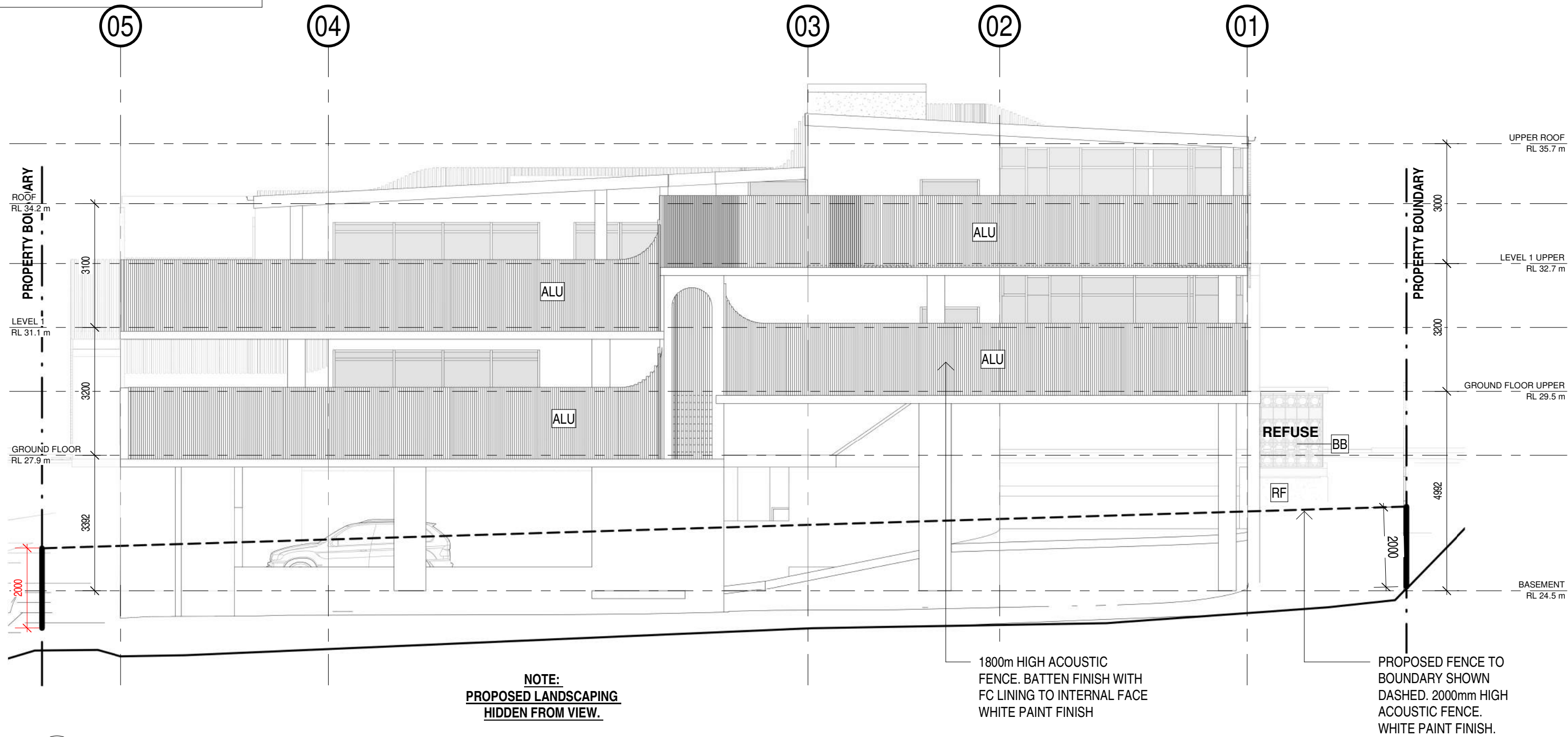
A ELEVATION A
 DA-1.00 1 : 100

SEVENTEEN MILE ROCKS RD

MATERIAL LEGEND - ELEVATIONS

- ALU** POWDERCOATED ALUMINIUM BATTEN SCREENING. WHITE FINISH.
- CONC** CONCRETE FINISH.
- RF** WHITE RENDER FINISH.
- TWB** TIMBER WEATHERBOARD. WHITE FINISH.
- BB** AUSTRAL BREEZE BLOCK. PORCELAIN.
- MRS** METAL ROOF SHEETING.

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B ELEVATION B
 DA-1.00 1 : 100

NOTE:
PROPOSED LANDSCAPING
HIDDEN FROM VIEW.

1800mm HIGH ACOUSTIC FENCE. BATTEN FINISH WITH FC LINING TO INTERNAL FACE WHITE PAINT FINISH

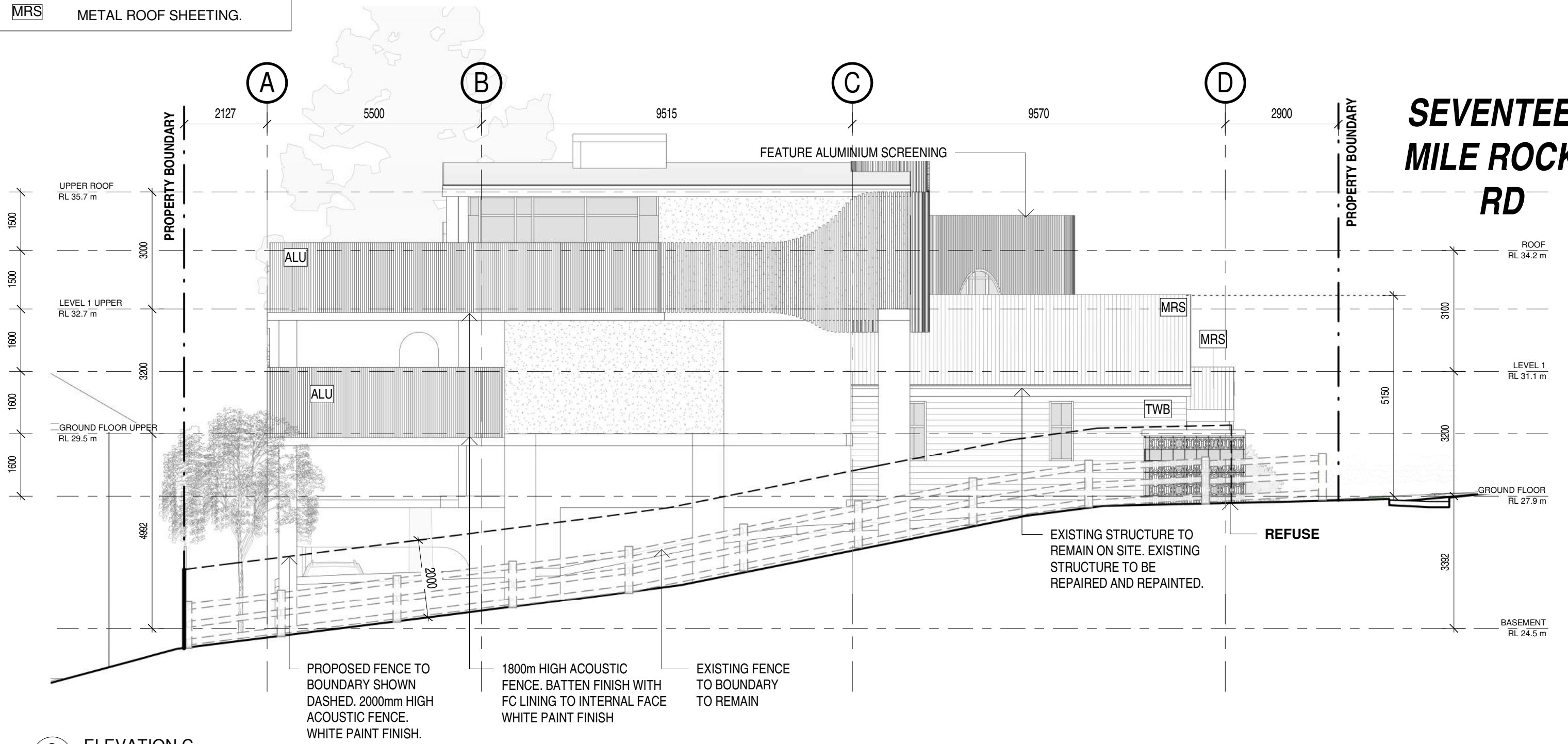
PROPOSED FENCE TO BOUNDARY SHOWN DASHED. 2000mm HIGH ACOUSTIC FENCE. WHITE PAINT FINISH.



MATERIAL LEGEND - ELEVATIONS

- ALU** POWDERCOATED ALUMINIUM BATTEN SCREENING. WHITE FINISH.
- CONC** CONCRETE FINISH.
- RF** WHITE RENDER FINISH.
- TWB** TIMBER WEATHERBOARD. WHITE FINISH.
- BB** AUSTRAL BREEZE BLOCK. PORCELAIN.
- MRS** METAL ROOF SHEETING.

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**SEVENTEEN
MILE ROCKS
RD**

C ELEVATION C
 DA-1.00 1 : 100



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As indicated

DRAWING NUMBER
DA-1.52

STATUS
DA RFI

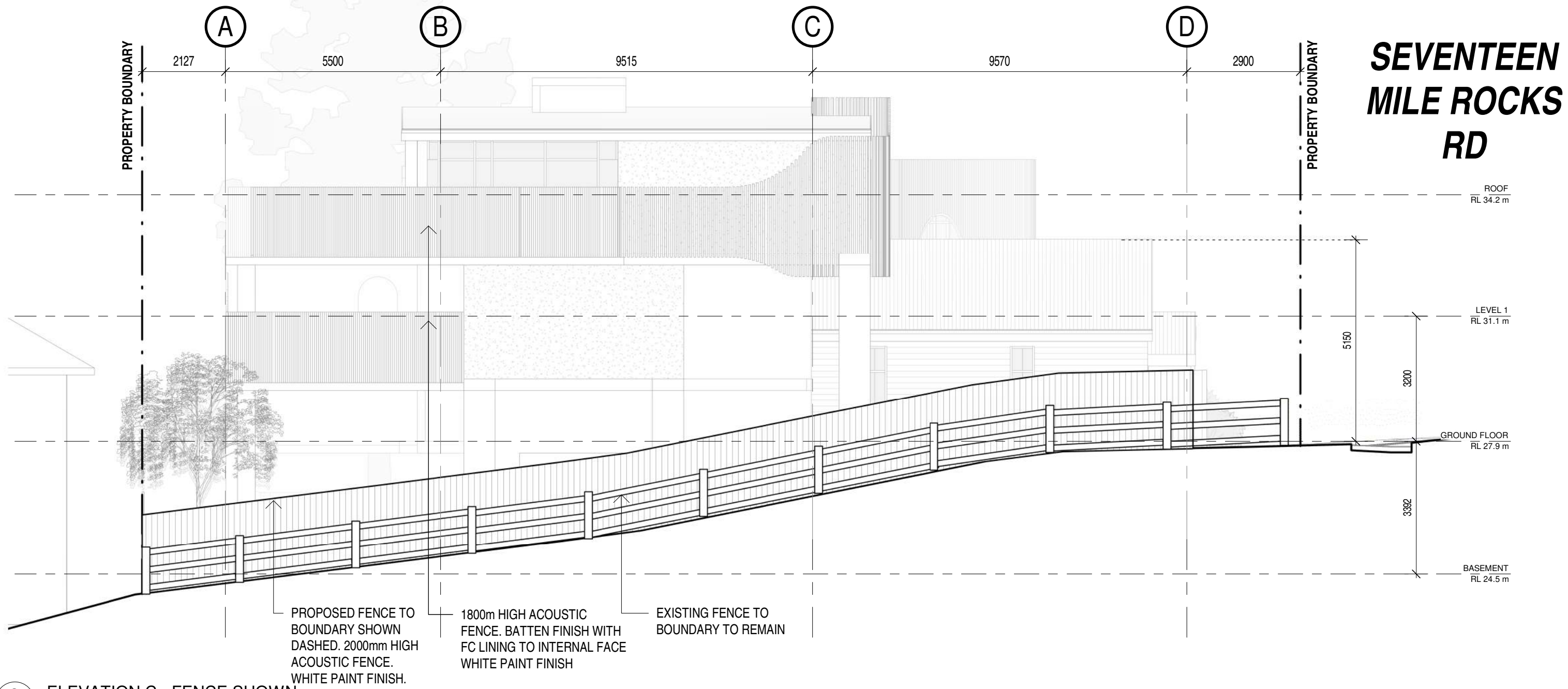
DATE
19.05.2026

DRAWING
ELEVATION C

MATERIAL LEGEND - ELEVATIONS

- ALU** POWDERCOATED ALUMINIUM BATTEN SCREENING. WHITE FINISH.
- CONC** CONCRETE FINISH.
- RF** WHITE RENDER FINISH.
- TWB** TIMBER WEATHERBOARD. WHITE FINISH.
- BB** AUSTRAL BREEZE BLOCK. PORCELAIN.
- MRS** METAL ROOF SHEETING.

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**SEVENTEEN
MILE ROCKS
RD**

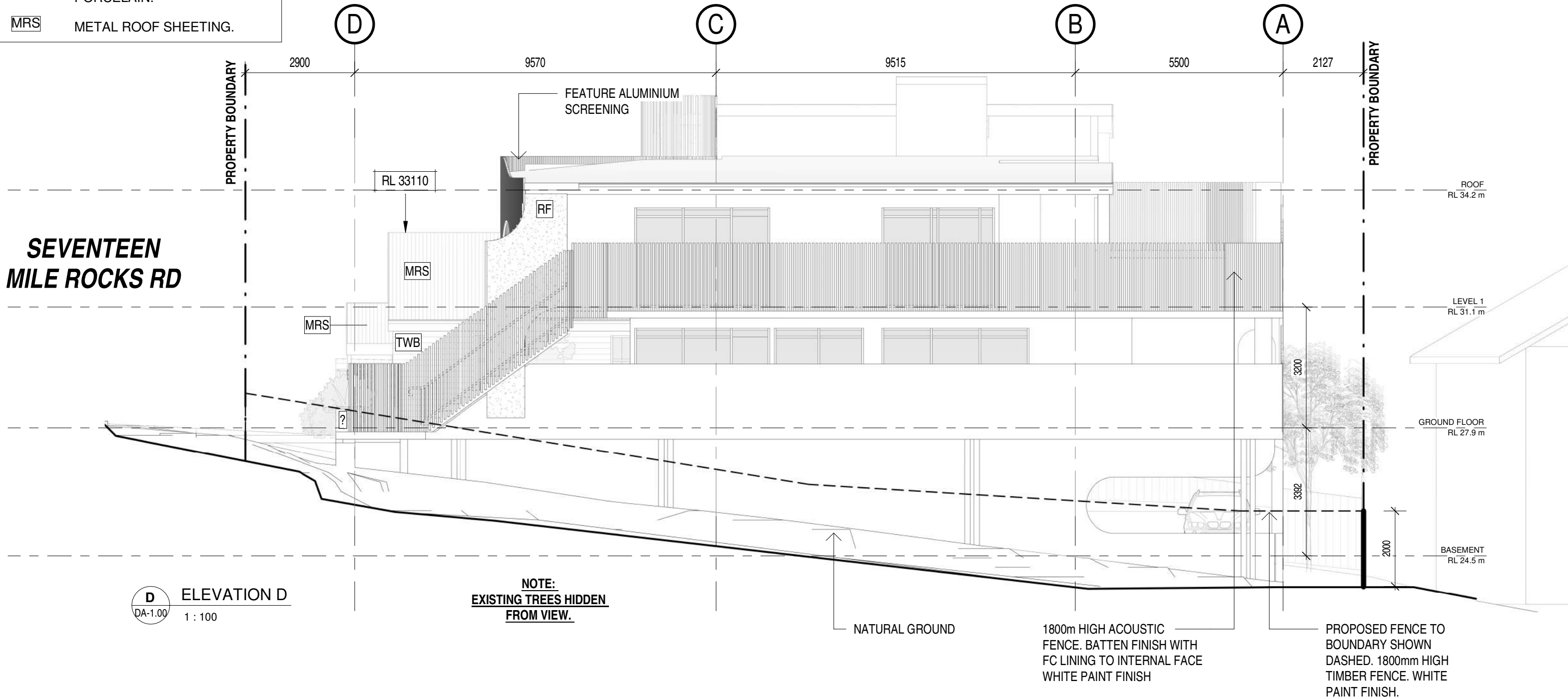
C ELEVATION C - FENCE SHOWN
 1 : 100



MATERIAL LEGEND - ELEVATIONS

ALU	POWDERCOATED ALUMINIUM BATTEN SCREENING. WHITE FINISH.
CONC	CONCRETE FINISH.
RF	WHITE RENDER FINISH.
TWB	TIMBER WEATHERBOARD. WHITE FINISH.
BB	AUSTRAL BREEZE BLOCK. PORCELAIN.
MRS	METAL ROOF SHEETING.

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D ELEVATION D
DA-1.00 1 : 100

NOTE:
EXISTING TREES HIDDEN FROM VIEW.

NATURAL GROUND

1800m HIGH ACOUSTIC FENCE. BATTEN FINISH WITH FC LINING TO INTERNAL FACE WHITE PAINT FINISH

PROPOSED FENCE TO BOUNDARY SHOWN DASHED. 1800mm HIGH TIMBER FENCE. WHITE PAINT FINISH.



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As indicated

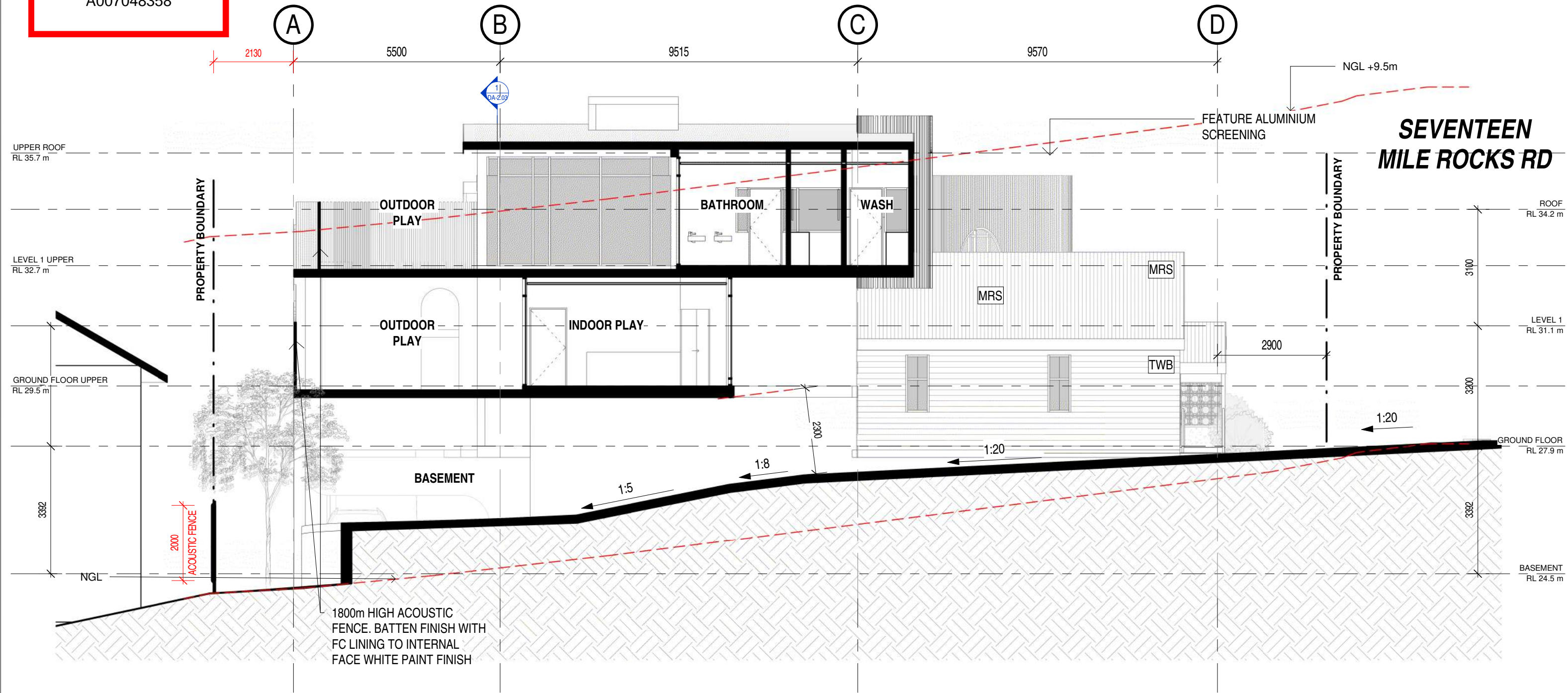
DRAWING NUMBER
DA-1.54

STATUS
DA RFI

DATE
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DRAWING
ELEVATION D

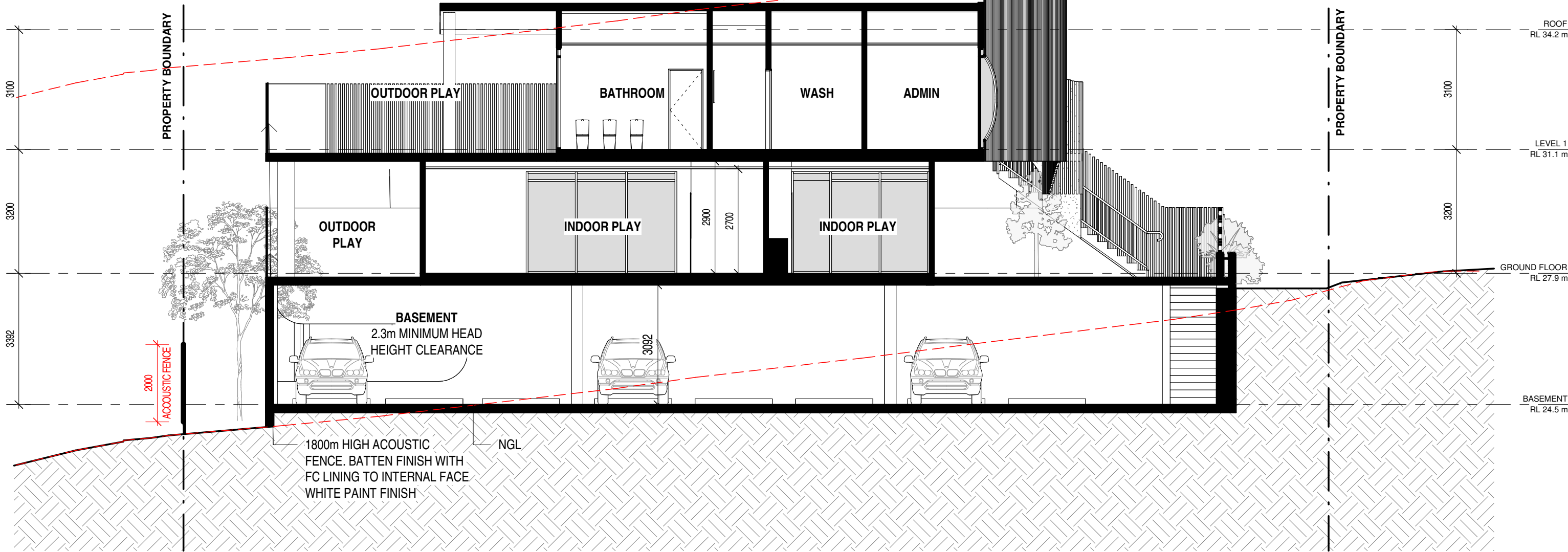
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A SECTION A
1 : 100

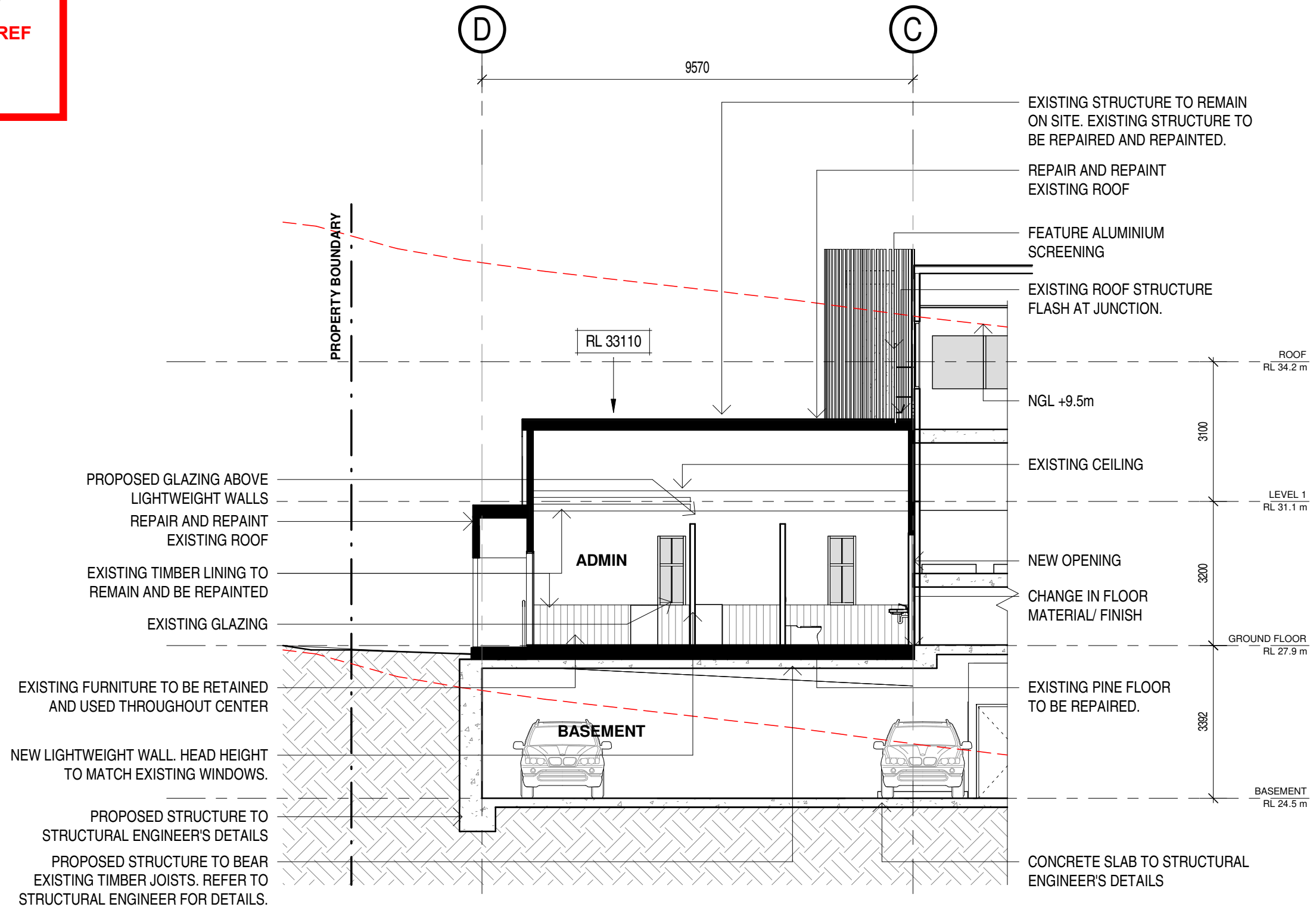
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**SEVENTEEN
 MILE ROCKS RD**



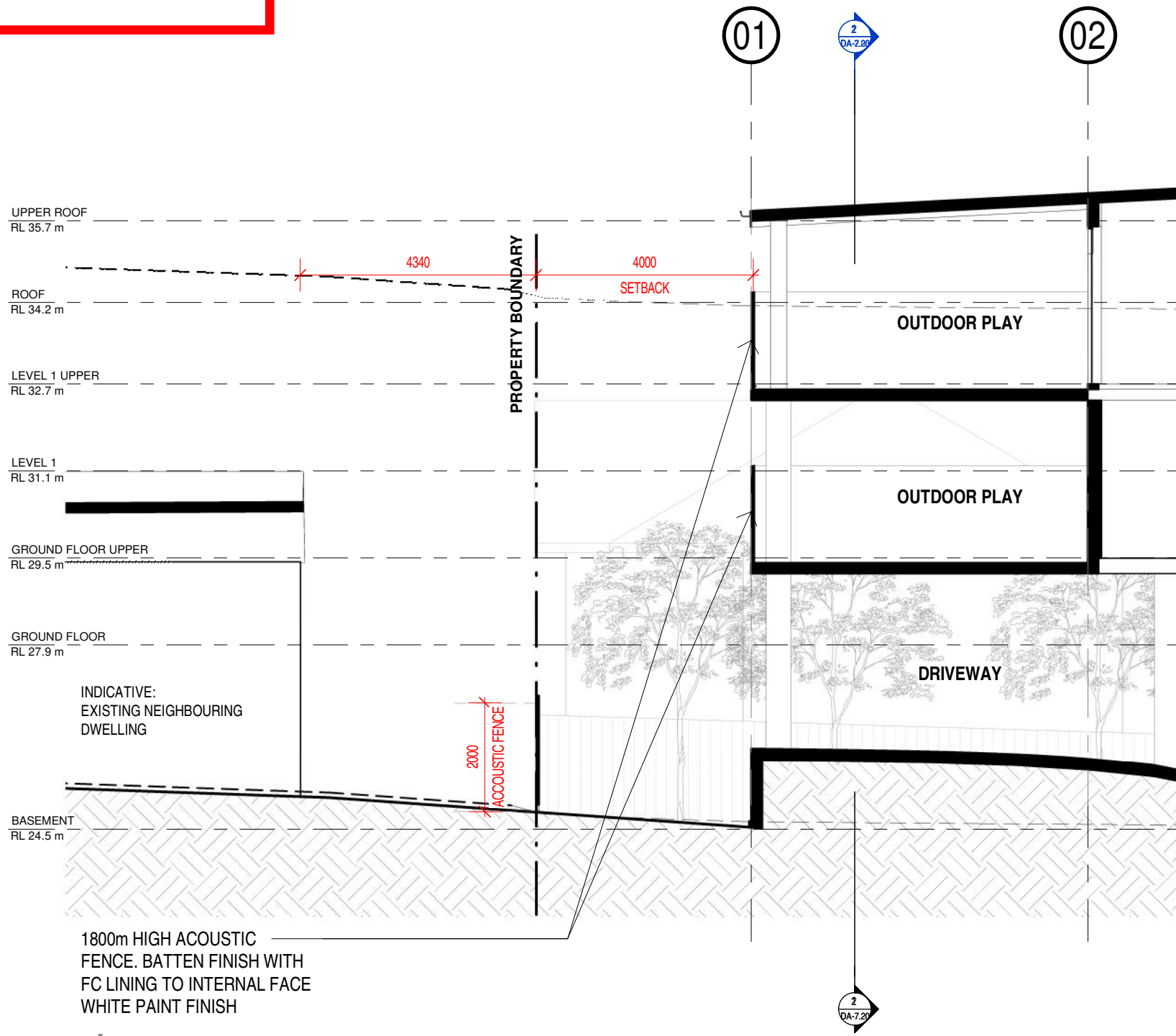
B SECTION B
 1 : 100

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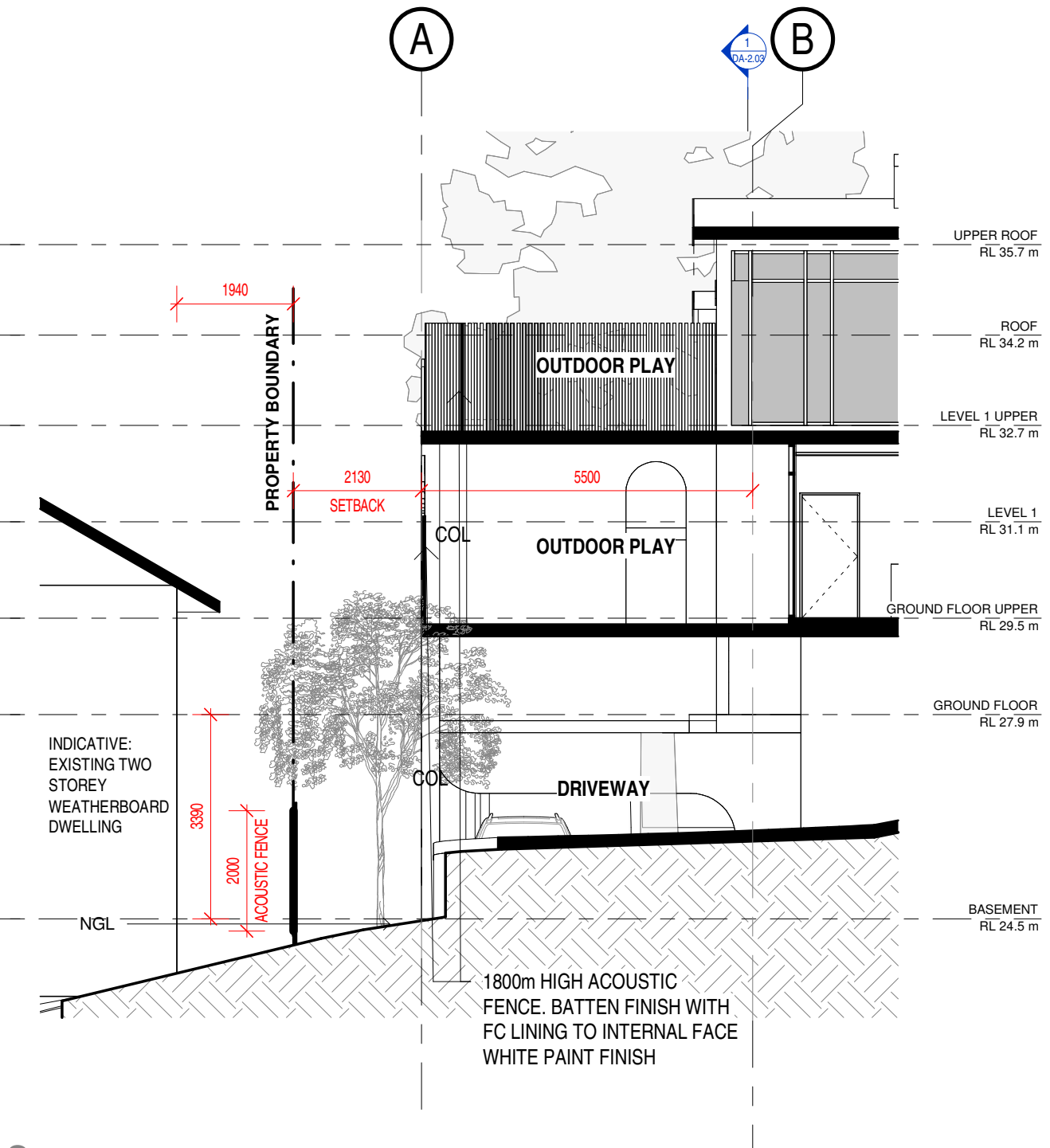


c SECTION C
 1 : 100

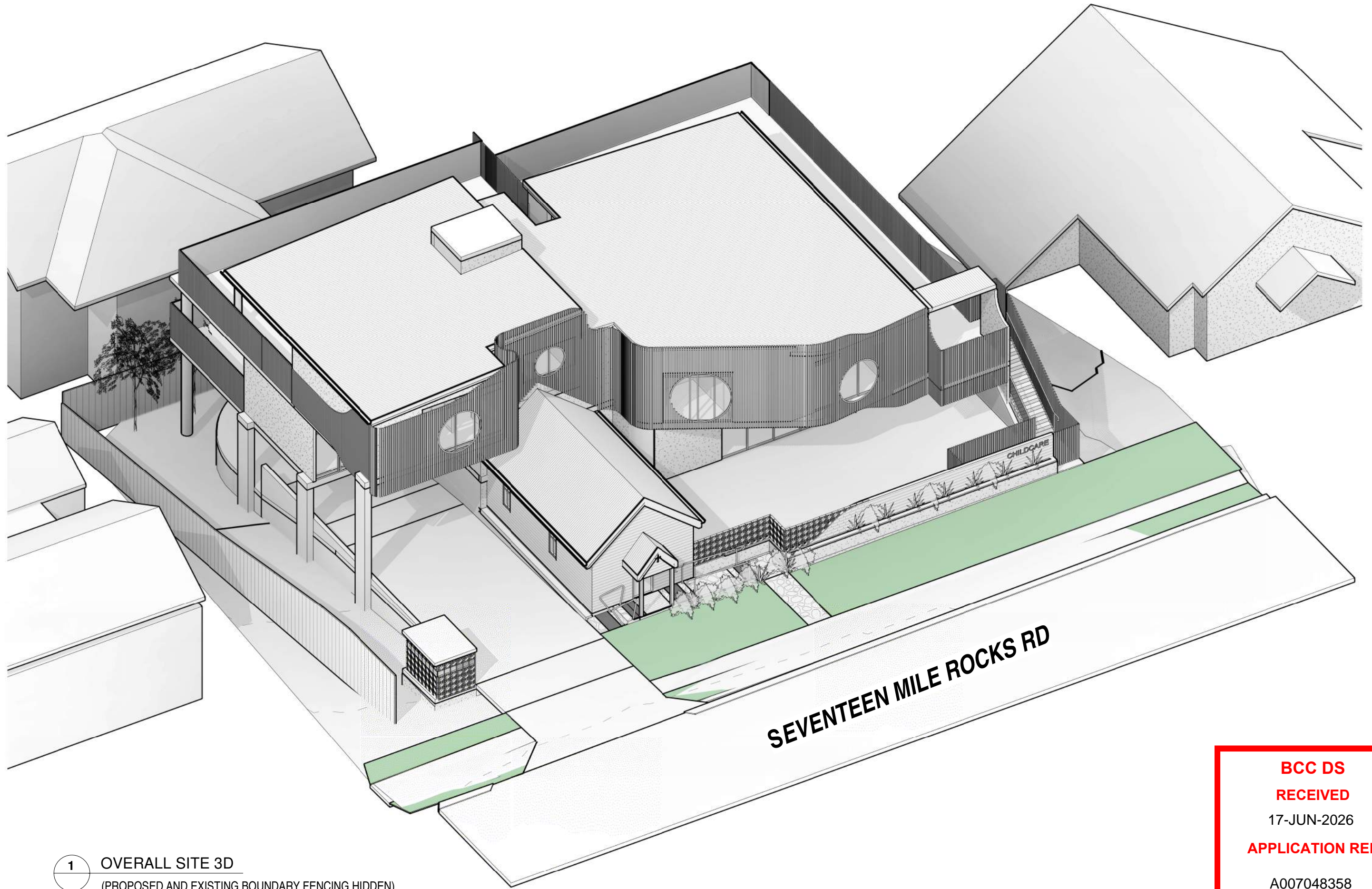
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1 SITE BOUNDARY SECTION 01
1 : 100



2 SITE BOUNDARY SECTION 02
1 : 100



1 OVERALL SITE 3D
(PROPOSED AND EXISTING BOUNDARY FENCING HIDDEN)

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